

FARMINGTON CITY – CITY COUNCIL MINUTES

NOVEMBER 17, 2020

WORK SESSION

Physically present in Council Chambers: Mayor Jim Talbot; City Councilman Brett Anderson; and City Deputy Recorder Heidi Bouck. Joining via Zoom: City Manager Shane Pace; City Councilmembers Scott Isaacson, Shawn Beus, Amy Shumway, and Rebecca Wayment; City Recorder/Human Resource Manager Holly Gadd; Community Development Director Dave Petersen; Planning and GIS Specialist Shannon Hansell; Assistant City Manager/Economic Development Director Brigham Mellor; Finance Director Greg Davis; Jayme Blakesley (filling in for City Attorney Todd Godfrey); and Recording Secretary Deanne Chaston.

Mayor **Jim Talbot** called the work session to order at 6:10 p.m. City Manager **Shane Pace** gave an opening prayer.

BUS RAPID TRANSIT

Mayor Talbot discussed the Bus Rapid Transit (BRT) through Bountiful, Woods Cross, North Salt Lake and Farmington. Centerville has been hesitant to participate. Farmington is interested because Station Park would be a stop. It would be a good marketing and economic development tool, and he would like the City Council's approval to work with the Utah Transit Authority (UTA) and other cities going forward.

Community Development Director **Dave Petersen** said UTA has been working on this since the mid to early 2000s. Davis and Weber Counties voted in a 1 percent sales tax increase, but Salt Lake and Utah Counties did not. Meanwhile, light rail projects have expanded in Salt Lake County. Because light rail and street car options are too expensive, Bus Rapid Transit is the best option for a Davis to Salt Lake City connector. While still being refined by the project team, the number is \$167.3 million. The BRT replaces Bus Routes 470 and 455 with the idea that timing and reliability will be about every 15 minutes. UTA has asked Farmington to participate in a study.

Assistant City Manager/Economic Development Director **Brigham Mellor** said Centerville has an axe to grind with UTA from a decade ago. UTA has asked Farmington and other involved cities to each pay \$7,500 for the study. Bountiful and Farmington will cover Centerville's portion, paying another \$3,500 each on top of their \$7,500. It is expected that the Wasatch Front Regional Council (WFRC) will reimburse Bountiful and Farmington that \$3,500 in July after getting a grant.

Councilman **Shawn Beus** said BRT would help stop the flow of Davis County residents into Salt Lake County. Councilman **Scott Isaacson** said it seems like a no-brainer. When he lived a block away from Bus Route 470, he commuted from Centerville to downtown Salt Lake City for years. The problem was that the bus stopped every block or two, and therefore took too long. He compared that to Denver's express bus system that he used 35 years ago. It stopped at a big mall park and ride, one other park and ride, then continued straight to downtown Denver, which

had only two stops. He said something like this would make more sense than building light rail, because the road infrastructure is already in place. This could improve ridership if it is quicker for commuters. Councilmembers **Rebecca Wayment**, **Amy Shumway** and **Brett Anderson** expressed their support of BRT.

Mayor Talbot said a bus that functions properly going north-and-south, then continues to the University of Utah and hospital, would make a lot of sense. While there may be additional costs in the future, UTA is footing much of the cost at this time.

UPCOMING REGULAR AGENDA ITEMS

Mayor Talbot addressed the \$4.5 million refunding of bonds that would be on the regular agenda. He said it is not new debt or extending any terms, but just consolidating the bonds that are currently out. A better interest rate will save the City money. **Pace** said that the 1.2 percent interest rate has been locked in.

Mayor Talbot said there will be two new Planning Commissioners coming on: **John Mortensen** and **Erin Christensen**. **Mortensen** has an engineering background and lives on the west side in Farmington Ranches, which is a good fit geographically for the City. **Christensen** will come on January 1, 2021, to replace **Russ Workman**, who is resigning; while **Mortensen** would replace **Roger Child** immediately, as his term has ended. The Planning Commission will elect their own chairman, who usually serves one to two years at a time.

Mayor Talbot discussed the two zone text amendments on the upcoming regular agenda. **Petersen** said one is about repealing Apartment Dwelling Groups for residential zones, R-2, R-4, and R-8. He said there is very little land left and ever since 1994, the Apartment Dwelling Groups has never been used. His predecessor has not used it, and he is pretty sure his predecessor's predecessor never used it, meaning it may not have been used since the 1970s. The Planned Unit Development (PUD) is a better tool to use for getting a more desirable development. The Planning Commission decided it would be better to repeal it than modify it.

Petersen said City Attorney **Todd Godfrey** suggested to not have the Council act on the Zone Text Amendment: Regulating Standards and Other Sections, but to have it go the Planning Commission instead. It should be continued to December 15, 2020, for a public hearing after the Planning Commission reviews two or three additional changes.

Planning and GIS Specialist **Shannon Hansell** addressed the Foxhunter Transfer of Development Rights (TDR) agenda item, saying access to Lot 3 is via an access easement and frontage on 950 North. Lot 2 is a flag lot. **Petersen** said the applicant will have to work with the fire department for a turn around. The developer has truly maximized their yield plan, and is willing to pay \$18,000 per lot for a TDR. One lot is allowed off a flag lot for access. Lot 1 can also use the access easement to get to their property. Not much was said at the public hearing on the Planning Commission level. One resident wanted to know if there would be a fence along 950 North or not. **Petersen** said the Utah Department of Transportation (UDOT) does not allow curb cuts anymore, and standards have been tightened up starting five years ago.

Mayor Talbot mentioned the budget amendment that would allow a 3 percent increase for employees. The Council will consider appointing **Heidi Bouck** as the new City Recorder to replace **Holly Gadd**, who is now Human Resource Manager.

Mayor Talbot said developer STACK is requesting an extension on the interlocal agreement to start in 2027 instead of 2024 due to COVID. This will require two separate motions in the upcoming regular council meeting.

In regards to the Preliminary Planned Unit Development (PUD) Master Plan and Subdivision Master Plan for The Rose behind Chevron off Park Lane, **Shumway** asked about the location of the trail. **Petersen** replied that the trail will circle the wetlands in the northwest corner of the project.

Mellor encouraged acceptance of the Community Reinvestment Act (CRA) 3, as it will extend to the Evans family and their developer, Boyer, the same strategy, incentives and leverage used in the other two. The City wants to promote office development. It will produce healthy competition among developers of the business park, and allow them to all use the same incentives. All three CRAs will need to be extended to the 2027 date. **Mellor** would like to have the CRA 3 wrapped up by the end of the first quarter 2021. State statute requires the Redevelopment Agency (RDA) board to approve the drafting of a plan, then give staff permission to negotiate with tax entities.

Beus asked if there was an update on car wash applicants. **Mayor Talbot** said to his knowledge, there are currently no pending applications.

REGULAR SESSION

Physically present in Council Chambers: Mayor Jim Talbot; City Councilman Brett Anderson; and City Deputy Recorder Heidi Bouck. Joining via Zoom: City Manager Shane Pace; City Councilmembers Scott Isaacson, Shawn Beus, Amy Shumway, and Rebecca Wayment; City Recorder/Human Resource Manager Holly Gadd; Community Development Director Dave Petersen; Planning and GIS Specialist Shannon Hansell; Assistant City Manager/Economic Development Director Brigham Mellor; Finance Director Greg Davis; City Treasurer Shannon Harper; Jayme Blakesley (filling in for City Attorney Todd Godfrey); and Recording Secretary Deanne Chaston.

CALL TO ORDER:

Mayor **Jim Talbot** called the meeting to order at 7:03 p.m.

Roll Call (Opening Comments/Invocation/Pledge of Allegiance)

City Manager **Shane Pace** offered the invocation, and the Pledge of Allegiance was led by Councilwoman **Rebecca Wayment**.

Mayor Talbot discussed Planning Commission appointments, recognizing outgoing Commissioners **Roger Child** and **Russ Workman**. He welcomed new Commissioners **Erin Christensen**, an attorney who has worked with governmental entities in the past; as well as **John Mortensen**, who lives in the Ranches. **Mortensen** will be replacing **Child** at the November 19, 2020, Planning Commission meeting. **Christensen** will replace **Workman** on January 1, 2021.

Motion:

Councilman **Shawn Beus** moved to approve the Planning Commission Appointments **John Mortensen** and **Erin Christensen**.

Councilman **Brett Anderson** seconded the motion. All Council members voted in favor, as there was no opposing vote.

PUBLIC HEARINGS:

(a) Issuance of approximately \$4,500,000 Sales and Franchise Tax Revenue Refunding Bonds, Series 2020 and (b) any potential economic impact that the improvements to be financed with the proceeds of said bonds may have on the private sector

City Treasurer **Shannon Harper** presented this agenda item. The Council discussed this in the work session earlier. This will refinance four existing bonds and an equipment lease purchase including: Sales Tax Revenue bonds of 2009 and 2015 for the police station, gym, and park; 2018-2019 Excise Tax Revenue bonds for the 650 West park and baseball complex; and the 2014 purchase of a fire ladder truck. The rate has been locked in at 1.2 percent and will save the City \$130,539 annually. There will be no new debt and no extension on time. The bonds are expected to close on December 2, 2020.

Finance Director **Greg Davis** noted that **Marcus Keller** from Zions was electronically participating in the meeting.

Mayor Talbot opened the Public Hearing. Nobody signed up in person or electronically to address the Council on the issue. **Mayor Talbot** closed the Public Hearing.

Motion:

Anderson moved that the City Council approve the Resolution authorizing the issuance of approximately \$4,500,000 Sales and Franchise Tax Revenue Refunding Bonds, Series 2020 and any potential economic impact that the improvements to be financed with the proceeds of said bonds may have on the private sector.

Councilwoman **Amy Shumway** seconded the motion. All Council members voted in favor, as there was no opposing vote.

Zone Text Amendment: Repeal Section 11-13-080—Apartment Dwelling Groups

Community Development Director **Dave Petersen** presented this agenda item. As mentioned in the study session, this section has not been used in 40 years section. The Planned Unit Development (PUD) ordinance has changed enough that it makes the Apartment Dwelling Groups section obsolete. The Planning Commission recommends repealing this section.

Mayor Talbot opened the Public Hearing. Nobody signed up in person or electronically to address the Council on the issue. **Mayor Talbot** closed the Public Hearing.

Anderson asked if the PUD ordinance has more ability to control developments, and if the City is better equipped with the PUD ordinance. **Petersen** said yes.

Motion:

Shumway moved that the City Council approve the enabling ordinance repealing section 11-13-080 regarding Apartment Dwelling Groups because the PUD process set forth in Chapter 27 of the Zoning Ordinance enables the possibility of similar developments; the Apartment Dwelling Groups standards are no longer necessary; and it is not known when the City used this section, if ever, to approve a two-family or multi-family apartment dwelling group development.

Wayment seconded the motion. All Council members voted in favor, as there was no opposing vote.

Zone Text Amendment: Regulating Standards and Other Sections

Motion:

Councilman **Scott Isaacson** moved that the City Council continue the public hearing for this item (enabling ordinance amending section 11-18-040 regarding regulating plan standards to better encourage mixed use development in the Office Mixed Use zone) to their December 15, 2020, meeting.

Beus seconded the motion. All Council members voted in favor, as there was no opposing vote.

Fox Hunter Subdivision Schematic Plan and Transfer of Development Rights (TDR) Agreement

City Planner **Shannon Hansell** presented this agenda item. The proposed Fox Hunter Subdivision is part of the Hunters Creek No. 2 Lots 237 and 238 Amended Subdivision. The Hunters Creek plan yielded approximately 153 lots, but as a conservation subdivision with provisional open space, they were granted a 20 percent density bonus, resulting in the approximately 191 lots present today. At that point, Hunters Creek had maxed out their density. Today, the proposed Fox Hunter Subdivision occupies the current Lot 237A (237). This lot was originally owned by the neighboring Church of Jesus Christ of Latter-day Saints, who sold the lot, which is now owned by **Jared Scott**. **Scott** recently sold the smaller Lot 237B (238) to the City for use as a future 950 North Right of Way (ROW). To produce three more lots from the exhausted Hunters Creek plan, the applicant has agreed to purchase two Transfer of Development Rights (TDRs). The proposed subdivision would have three lots accessible by an access easement off Foxhunter Drive, with additional frontage along the future 950 North. On November 5, 2020, the Planning Commission added two conditions: Lot 3 must face south or east, and a fence should be strongly considered along 950 North.

Isaacson said it seems unusual that the frontage of one lot will be along the back yard with no access. **Hansell** answered the frontage is on 950 North because public services can access the home through the backyard for utilities.

Petersen said these used to not be able to be counted. However, three years ago they were allowed and the City ordinance lets it happen. This is the second time the City has used it, and it is possible. **Isaacson** said he is OK with it, but he wanted to understand the rules. To him, it looks like a triple flag lot, and he wants to know what the rules are on flag lots.

Petersen said the City allows two lots on one stem. This was changed six or seven years ago, and are allowed side by side but not usually stacked. However, these are three decent-sized lots on this parcel, with a private drive and three owners. There will be a maintenance agreement between Lots 2 and 3, but it doesn't pertain to Lot 1.

Applicant **Phil Holland**, representing land owner **Jared Scott**, addressed the Council. He said there would be a deed restriction for that access easement to be maintained by those lots via Covenants, Conditions, and Restrictions (CC&Rs) and a simple Homeowner's Association (HOA). He said the last few years the Church has been selling excess property originally planned as recreational space. However, it ended up to be something else. The applicant wanted to make sure the proposed lots are similar in size and scope to what is around it.

Mayor Talbot opened the Public Hearing. Nobody signed up in person or electronically to address the Council on the issue. **Mayor Talbot** closed the Public Hearing.

Motion:

Isaacson moved that the City Council approve the Subdivision Schematic Plan and TDR Agreement for the Fox Hunter Subdivision, subject to all applicable Farmington City ordinances and development standards and any remaining Development Review Committee (DRC)

comments, based on the conditions a-e as outlined in the enclosed staff report and including Findings for Approval 1-6.

Conditions a-e:

- a. Frontage along 950 North for the third lot is guaranteed, but there shall be no vehicular access to this street.
- b. Any remaining drainage issues concerning the detention/retention basin on proposed Lot 3 be addressed prior to recordation.
- c. The home on Lot 3 must face either South or East.
- d. It is strongly suggested by the Planning Commission that the developer consider placing fence along 950 North.
- e. The applicant must enter into an agreement with the City Council, which should include the value of the two TDR lots, prior to the Planning Commission's decision regarding Final Plat.

Findings for Approval 1-6:

1. The Fox Hunter Subdivision is consistent with Farmington City's General Land Use Plan.
2. The layout of the subdivision is an efficient use of land because it turns an otherwise empty lot into desirable housing adjacent to a future connection to the West Davis Corridor, Shepard Lane Interchange and the future North Station Business Park.
3. In consideration of adjacent property, the developer has chosen to build single-family homes. Existing development in this area is mainly single-family dwelling lots.
4. As compensation for this increased density, the developer chooses to purchase TDRs, thereby funding the Regional Park and open space opportunity in Farmington.
5. With adherence to conditions set here and by the DRC and with recommendation from the Planning Commission, it is reasonable to assume that hazards will not be significantly increased.
6. Chapter 32 of the zoning ordinance allows access to Lot 3 via an adjustment parcel (Lot 2), so long as both lots front a street. Lot 3 fronts 950 North and Lot 2 fronts Foxhunter Drive via an access easement across Lot 1.

Wayment seconded the motion. All Council members voted in favor, as there was no opposing vote.

NEW BUSINESS:

Budget Amendment for Fiscal Year 2021

Finance Director **Greg Davis** presented this agenda item. While he would appreciate a motion of support, this will not be an actual budget amendment until a subsequent meeting. If the Council is in favor, it would be a 3 percent general rate increase for all full-time and regular part-time employees. The City's sales tax came in better than budgeted for the first few months, which puts the City in a good position to extend the raises retroactively to July. Typically the City extends raises in June, but it was withheld this year due to various challenges.

With **Pace**'s assistance, Human Resource Manager **Holly Gadd** conducted a study of what other surrounding cities have done about employee raises in Fiscal Year 2021. Of the 14 cities in Davis County that were surveyed, all but one had extended raises around 2 to 5 percent. Farmington's increase would amount to a total of \$271,484.

Mayor Talbot said he had talked this over with other mayors in Davis County at the Council of Governments. When the pandemic first hit, many were in panic stage and not one was looking at giving raises in their city. Since, all cities but one have extended merit or cost of living raises. Some are 3 percent; some are more. Because the employees have made lots of sacrifices for the City to stay open for normal business, he recommends the Council approve the raises.

Beus said that when the Council passed the budget earlier, they mentioned they wanted to revisit the chance to extend employee raises. **Pace** said he was proud of the employees, who have extended themselves and put themselves in harm's way during COVID-19 and the wind storm this year. Additionally, employees did an excellent job of saving money during first half of 2020. This is a justified and fair raise.

Motion:

Beus moved that the Council is in support of retroactive raises and asked City Staff to bring back a Resolution approving the FY2021 proposed budget amendments and increases of 3 percent to be retroactive to July 1, 2020.

Anderson seconded the motion. All Council members voted in favor, as there was no opposing vote.

Resolution appointing Heidi Bouck as City Recorder

Human Resource Director **Holly Gadd** presented this agenda item. She has been serving as both the City Recorder and Human Resource Director. The Council recently approved the separation of responsibilities. She said it is with mixed emotions that she relinquishes her duties as City Recorder, a position she has served in for the past 10 years. She was Deputy City Recorder for five years prior to that. She recommended that **Heidi Bouck**, Deputy Recorder for the past five years, fill the vacancy.

Bouck shared her resume with the Council, saying she grew up on a ranch in Mount Pleasant as the second oldest of 10 children. In high school, she was involved in sports and served as senior class president. She attended Snow College and spent summers on a dude ranch in Colorado. She attended Utah State University and left for a religious mission in Dallas, Texas, in 1992. She finished her bachelor's degree after getting married and moved back to Mount Pleasant, where she was a basketball and soccer coach as well as a teacher at North Sanpete High School. The economic downturn nine years ago brought her family to Farmington, where she was employed as a parks and recreation administrative assistant before taking on the duties of deputy recorder five years ago.

Mayor Talbot said **Bouck** has been a delight to work with and is great with following through.

Motion:

Isaacson moved that the City Council approve the Resolution appointing **Heidi Bouck** as City Recorder.

Wayment seconded the motion. All Council members voted in favor, as there was no opposing vote.

Gadd swore in the new City Recorder **Heidi Bouck**.

OLD BUSINESS:

Interlocal Agreement between Redevelopment Agency (RDA) and the City Council for Farmington North Station Community Reinvestment Act (CRA) 1 and CRA 2

Assistant City Manager/Economic Development Director **Brigham Mellor** presented this agenda item. Because of unforeseen COVID disruptions, agreements with developer STACK will need to be pushed back. It became clear to Staff that the construction anticipated to take place by 2024 would need to be pushed back to 2027 instead. As such, all taxing entities will need to agree to changing the triggering year from 2024 to 2027 for tax collection purposes. **Mayor Talbot, Pace and Mellor** attended a School District work session at the end of October and will be on the Davis County Commission agenda in December.

Motion:

Isaacson moved that the City Council amend the date established through Resolution 2020-27 approving the Interlocal Agreement with RDA to adjust the tax increment collection date from 2024 to 2027 in Farmington North Station CRA 1.

Beus seconded the motion. All Council members voted in favor, as there was no opposing vote.

Motion:

Isaacson moved that the City Council amend the date established through Resolution 2020-28 approving the Interlocal Agreement with RDA to adjust the tax increment collection date from 2024 to 2027 in Farmington North Station CRA 2.

Shumway seconded the motion. All Council members voted in favor, as there was no opposing vote.

Mayor Talbot said this is an important first step and asked **Mellor** to get the information back to STACK.

Preliminary PUD Master Plan and Subdivision Schematic Plan and TDR Agreement—The Rose

City Planner **Shannon Hansell** presented this agenda item. The last time this was on the City Council agenda on October 6, the Council found the proposal to be similar to the East Park Lane Small Area Master Plan. The Council tabled action, forwarding the proposal to the Planning Commission to recommend the Planned Unit Development (PUD) Master Plan and Schematic on

November 5, 2020. Some of the changes of concern were the landscape buffer along Lagoon Drive. All other items were addressed.

Applicant **Jeff Allen** addressed the Council. The only major change since he was before the Council last was that the buffer on Lagoon Drive was increased from two feet to three feet. The applicant will ensure there is enough room on the cul-de-sac for fire trucks, garbage trucks and snow plows to turn around.

Mayor Talbot asked how Staff could hold the developer's feet to the fire to make sure the trail continued around the wetlands. **Petersen** replied that it could be a condition that the applicant work with Staff to explore the future trail location as things become more clear.

Isaacson asked how to best clarify that the northern cul-de-sac will one day become a through street. It would be odd to leave it as a cul-de-sac after the road is connected and realigned.

Petersen said it will need to be noted on the plat. Upon future realignment, Public Works will want to remove the knuckle on the west. The one on the east has a sidewalk. **Anderson** asked why the road could not be stubbed out instead, as that sends a different message. **Petersen** said it may be an option to make the circle as tight as the fire department would allow, then stub the road as tight to the wetlands as possible.

Allen said that the through street will be disclosed to buyers during the process. **Isaacson** said it shouldn't be assumed that people will go look at plats. **Pace** said it is his experience that people don't read plats and it needs to be specifically pointed out to them. In this case, it should not be assumed those are cul-de-sac homes.

Beus suggested posting a sign on the actual street to signify that the road will one day go through. **Pace** said a home may change ownership a few times before the road goes through, so the developer may not have control over informing every future homeowner. Signage on site would help with that.

Shumway thanked the developer for the extra foot of a buffer. She said two feet was too small for the kinds of vegetation she envisioned there.

Motion:

Shumway moved that the City Council approve the Preliminary PUD Master Plan and Subdivision Schematic Plan for The Rose PUD, including the TDR Agreement, subject to all applicable Farmington City ordinances and development standards and the Conditions 1-3 in the staff report, adding a fourth and fifth condition, and including Findings for Approval 1-8.

Conditions 1-5:

1. The City Council shall not approve an enabling ordinance enacting the PUD overlay until the Planning Commission has approved a Final PUD Master Plan for the project.
2. Any remaining comments from the Development Review Committee (DRC) will be addressed prior to recordation.
3. The applicant enter in to the enclosed TDR agreement with the City.
4. Provide signage on site that the cul-de-sac is intended to be a future through street.

5. Place a trail easement along the wetlands.

Findings for Approval 1-8:

1. The applicant shall enter into an agreement with the City shifting the residential development rights from East Park Phase II to this project. This preserves East Park Lane Phase II for non-residential development in perpetuity consistent with the East Park Lane Small Area Master Plan and the City's General Plan.
2. The Rose PUD is consistent with Farmington City's General Land Use Plan.
3. The Rose PUD has participated and been advised by the SPARC.
4. The layout of The Rose provides a pleasant and attractive living environment than that of conventional development in the Residential (R) zone. This finding is supported by increased connectivity, public open space amenities, and an increase in units available to more people.
5. In consideration of adjacent property, the developer has chosen to build single-family homes. Existing development in this area is mainly large single-family dwelling lots. Additionally, the development provides a buffer for these lots in consideration of nearby extant and proposed commercial development.
6. The development provides an efficient use of land with increased density provided by smaller lot sizes, while maintaining the look and feel of the underlying R zone.
7. As compensation for this increased density, the development provides open space, sidewalks, potential trail connections, and opportunity for playgrounds and gathering areas open to future residents.
8. With adherence to conditions set here and by the DRC, and with recommendation from the Joint Site Plan and Architectural Review Committee (SPARC) committee, it is reasonable to assume that hazards will not be significantly increased.

Beus seconded the motion. All Council members voted in favor, as there was no opposing vote.

Mayor Talbot said he wants to make sure there are no false pretenses about the cul-de-sac becoming a through road in the future. Also, he said trails are important in Farmington.

Resolution Adopting the New Personnel Policies and Procedures Manual

Gadd presented this agenda item. As the personnel policies and procedures manual has been outdated for a long time, this was a project that has been a long time coming. **Gadd** highlighted the new sections. One was a reasonable break time for nursing mothers for up to a year after their baby was born. Another was a sexual harassment complaint procedure, as well as a work place violence section. While the previous drug and alcohol policy allowed for testing prior to employment, the new policy will allow for testing of current employees when appropriate. Other changes were small, including the City Manager will no longer be responsible for human resource items, personnel records can be kept both electronically and as paper files, and which departments are allowed to get overtime pay.

Isaacson asked if the City Attorney had reviewed it. **Gadd** said he had been an integral part of the effort to update the manual, and his suggestions had been incorporated. **Jayne Blakesley**, filling in for City Attorney **Todd Godfrey**, said that **Godfrey** had gone through the manual.

Anderson said that the only thing worse than an updated policy is not following it, so he encouraged the City and Staff to follow it. **Pace** said nothing after Chapter 9 was included in the packet because there were no changes to anything past that.

Motion:

Wayment moved that the City Council approve the New Personnel Policies and Procedures Manual for Farmington City.

Isaacson seconded the motion. All Council members voted in favor, as there was no opposing vote.

REDEVELOPMENT AGENCY MEETING

Motion:

Councilman **Brett Anderson** made the motion to adjourn to the Redevelopment Agency (RDA) Meeting. The motion was seconded by Councilwoman **Amy Shumway**, which was unanimously approved.

CALL TO ORDER:

Mayor **Jim Talbot** called the meeting to order at 8:25 p.m. Roll call established that all members were present.

Farmington North Station CRA 3 Project Area Plan

Assistant City Manager/Economic Development Director **Brigham Mellor** presented this agenda item pertaining to establishing tax increment for commercial development on the Evans property. He said this is the first step of multiple to come over the next few months. This will give Staff the authority to prepare an area plan and take it to the taxing entities to establish a tax increment period and rate. If this is approved tonight, it will not be the end step and there will be multiple opportunities to still contribute to the process, which should wrap up by the first quarter of 2021.

Mayor Talbot said these are necessary steps and this will give Staff opportunities to approach taxing entities.

Motion:

Wayment moved that the RDA approve the Resolution authorizing the creation of North Farmington Station CRA 3 Project Area Plan.

Anderson seconded the motion. All Council members voted in favor, as there was no opposing vote.

Motion:

Isaacson made a motion to adjourn and reconvene to an open City Council meeting. The motion was seconded by **Shumway**, which was unanimously approved.

SUMMARY ACTION:

Minute Motion Approving Summary Action List

The Council considered the Summary Action List including approval of minutes from October 6, 2020; approval of minutes from October 20, 2020; and Plat Amendment—Farmington Eastridge Estates.

Beus asked to change his statement on Page 15 of the October 6, 2020, minutes to note that at this time, this is not the right place for a car wash, but other places can be considered.

Motion:

Shumway moved to approve the Summary Action list items as noted in the staff report.

Beus seconded the motion. All Council members voted in favor, as there was no opposing vote.

GOVERNING BODY REPORTS:

City Manager Report

Pace presented the Monthly Fire Activity Report for October and the Redevelopment Agency (RDA) November 1 Annual Report. The RDA report is submitted to the state and taxing entities annually. If the Council needs further details, they can get them from **Mellor**.

Pace mentioned an email he had received from the City Manager of Pleasant Grove City, which was sued by Libertas regarding their transportation utility fee. Pleasant Grove lost the case in District Court, but they are appealing that decision. The State Legislature is letting the case go through the appeal process before they address the issue with new legislation. Pleasant Grove would like to know if Farmington City and 11 other cities are willing to help them in their appeal by contributing \$5,000 each. While Farmington hasn't been sued, the City is continuing to charge the transportation utility fee because Staff feels it is important and instrumental in enhancing City roads and supplementing the budget for the past two and a half years.

Mayor Talbot said out of the hundreds of cities throughout Utah, only 12 are collecting a transportation utility fee. He asked if all those cities are on board with helping Pleasant Grove City. **Pace** answered that all but one city is, as that city has stopped charging the fee. Pleasant Grove has asked all cities for an equal amount, but **Isaacson** asked if it could be more proportional. Aside from Provo, all the other cities are proportional in size to Farmington. **Mayor Talbot** asked **Pace** to look into the possibility of all cities contributing a proportional amount. Since Provo is much larger than Farmington, perhaps they should pay more. The Council expressed their support of these efforts.

Pace gave the Council information regarding an upcoming application. Brighton Homes out of Idaho is proposing a luxury 177-unit apartment project for those ages 55 and over at Station Park by Chick-fil-A. They are scheduled to present to the Council during a work session the first week in December. Due to existing agreements with Station Park, all the required zoning is in place for this project, which can move forward with only staff review. However, the applicant would like the Council to see the project up front. Parking will be underneath the building. One

person in each unit must be 55 or older, and rates are competitive when looking at independent living facilities, which is the market the applicant is going for. There is an existing project of this same type in Meridian, Idaho, and it has been very successful. This project will set a standard.

Mayor Talbot and City Council Reports

In response to multiple emails regarding the fatality on Farmington trails near the junior high bridge, **Anderson** asked for a user-friendly way for the public to inform the City of hazards, or provide feedback when residents see hazardous conditions. It could help the City be more proactive. **Mayor Talbot** asked **Pace** and Staff to look into that. **Hansell** said there is a form on the website, a “contact us” on the top ribbon.

Wayment asked for Staff to follow up with **David Barney**, who is Chairman of the Historic Preservation Commission, about preserving access to State Street, as neighbors were recently surprised to see that a road had been paved to State Street. **Petersen** said Staff was apprised of this yesterday. They did not get approval to pave that. Staff met with the developer, who assured the City that they did not do the paving and their development ends at the fence line. The property owner, **Jessop**, is an absentee landowner of the old Robinson home. The renter wanted to pave the driveway extra wide. While it looked like it was part of the same North Cottonwood development, it is not. **Petersen** said that before Staff acts on it, they are seeking advice from the City Attorney on how to proceed. He assured the Council that their approval is intact, and that this seemed to be on the private property owner rather than the developer, who has not violated his approval with the City. It is suspect that someone is paving their back yard, and it does look like a road going through. The tenants renting the single-family home have placed a barricade to make sure no one cuts through. **Mayor Talbot** asked Staff to keep following through. **Beus** said he drove the area, and the driveway certainly looked like a road going through to the subdivision behind.

Beus will be recommending a new Historical Preservation Committee member to the Council in the future. He said the Mosquito Abatement District is still grappling with a bill from the sprayer who sprayed too high to be effective. They are trying to figure out how to remedy that with future contracts.

Beus said he and **Shumway** had a productive Affordable Housing Committee meeting. **Hansell** and **Petersen** were also there. Concerns and ideas were shared, and Staff will explore options before coming back to the next meeting in December. He is looking forward to putting some proposals on paper and making recommendations to the City Council in the future. The three-pronged approach will be project-based affordable housing, accessory dwelling units, and decentralized affordable housing proponents in housing projects. **Petersen** said he would like to meet with **Shumway** and **Beus** before December 1.

Shumway said she got news that the bids for the West Davis Corridor came in lower than expected, which may mean that the pedestrian access over Park Lane can be funded using that money. **Pace** said the bid came in at \$471 million, and UDOT will want to get through some things before they commit to the pedestrian access. He is happy that the contractor proposes the

Legacy Parkway Trail to go straight through instead of to 650 West and rerouting back around. The contractor is committed to getting the project done a year early, which will mean residents will only have to put up with construction for two years rather than three.

Shumway wanted to know if the Council could get an audience with their State Legislators to go over concerns, and inform them of the future business park. **Pace** said he would try to schedule an upcoming meeting. **Shumway** is worried about reports of rifle shooters shooting from the Salt Lake Shoreline Trail. She is disappointed that of the 10 mines the Forest Service wanted to close, Patsy's Mine was the first to be closed. The Forest Service used a horse to haul bricks and equipment to close the beloved mine, and left the trail in bad shape. In some places the trail is difficult to pass because of loose rocks. With this as well as the closure of Sunset Campground, **Shumway** said she is disappointed in the Forest Service lately.

Isaacson said he has received one of two STACK documents he needs to review. **Pace** said he would get the Development Agreement tomorrow.

ADJOURNMENT

Motion:

Anderson made a motion to adjourn the meeting. **Isaacson** seconded the motion, which was unanimously approved.

Heidi Bouck, Recorder